

Notice - Read entire report carefully

Address of evaluated dwelling	Unit no.	No. of units
Owner name		
Owner address		

- This Report offers a limited overview of building components and fixtures by the Evaluator and is not technically extensive. Prospective buyers may seek additional evaluations from various experts in the inspection field prior to purchase. **This Report is NOT a warranty or guarantee expressed or implied by the City of Bloomington, or by the Evaluator, or of any building component or fixture.**
- The Ordinance requires that no person shall exhibit or show a dwelling for sale without first having obtained an Evaluation Report. The original Evaluation Report issued for the dwelling must be displayed on the site and shall be provided to the buyer before or at the time of sale of the dwelling. A copy of the Report must be submitted to the City of Bloomington within 7 calendar days after the evaluation has been made.
- This Report is **not** an FHA or VA inspection or appraisal.
- This Report covers only the items listed on this form. The Evaluator is not required to evaluate inaccessible, concealed, or unsafe areas; climb up on roofs; or disassemble items. This Report does not address lead paint, radon or asbestos.
- This Report is valid for one year from the date of issue and only to the owner named above.
- Any **questions** regarding this Report should be directed to the City of Bloomington or the Evaluator whose name appears on the back of this form. Any **complaints** regarding this Report should be directed to the City of Bloomington Review Evaluator at City Hall, 1800 West Old Shakopee Road, phone 952-563-8930 (TTY: 952-563-8740).

Evaluation codes:

If an item is non-existent, the word "**None**" shall be indicated in the comment area. Items marked with a "**NA**" indicate that this item is not applicable or not relevant. Items marked with a "**M**" indicate that no problems related to that item were seen at the time of evaluation. The following require comments explaining each item: any "**B**" (Below minimum requirements); any "**C**" (Comment); and any

"**H**" (Hazardous as defined in the City Code). Additional comment sheets may be attached if needed. **Items marked "H" (Hazardous) must be corrected and inspected by a City Inspector prior to occupancy. PERMITS may be REQUIRED FOR CORRECTION OF HAZARDOUS ITEMS.**

None Non-existent **M** Meets requirements **B** Below minimum requirements **C** Comment **H** Hazardous **NA** Not applicable

Interior: basement		Item number/comments and remarks	
1. Stairs - railings, landings, steps	_____	1.	
2. Floor	_____	2.	
3. Foundation walls	_____	3.	
4. Columns and beams	_____	4.	
5. First floor structural systems	_____	5.	
6. Floor drain and its cleanout	_____	6.	
7. Water supply piping	_____	7.	
8. Plumbing fixtures	_____	8.	
9. Drain, waste and vent piping	_____	9.	
10. Heating system installation and operation	_____	10.	
11. Water heater installation and operation	_____	11.	
12. Venting system of the heating plant and water heater	_____	12.	
13. Gas lines and valves	_____	13.	
14. Fireplaces	_____	14.	
15. Electrical service. Service size at panel: _____ AMPS	_____	15.	
16. Electrical outlets/fixtures/wiring	_____	16.	
17. Smoke detectors	_____	17.	
18. Sleeping room(s)	_____	18.	

This Evaluation Report shall be conspicuously displayed on the premise at all times the dwelling is offered for sale.

Address of evaluated dwelling _____

Interior: Rooms on level		1	2	Item number/comments and remarks
19. Plumbing fixtures	_____	19.		
20. Gas lines and valves	_____	20.		
21. Electrical outlets/fixtures/wiring	_____	21.		
22. Auxiliary heaters - installation and wiring	_____	22.		
23. Wood burning appliances	_____	23.		
24. Fireplaces	_____	24.		
25. Floors and rooms - construction and dimensions	_____	25.		
26. Light and ventilation windows	_____	26.		
27. Sleeping rooms	_____	27.		
28. Smoke detectors (presence, location, operation)	_____	28.		
29. Walls and ceiling components	_____	29.		
30. Stairs and railings (upper floors)	_____	30.		
Interior: Attic space				
31. Rafters, sheathing, ventilation	_____	31.		
32. Evidence of staining or seepage	_____	32.		
33. Electrical outlets/fixtures/wiring	_____	33.		
Exterior				
34. Electrical outlets/fixtures/overhead service	_____	34.		
35. Stairs, decks, balconies, porches, railings	_____	35.		
36. Walls - siding, trim, etc.	_____	36.		
37. Windows (frames/screens/glass)	_____	37.		
38. Doors	_____	38.		
39. Roof covering and flashing	_____	39.		
40. Chimneys and vents	_____	40.		
41. Drainage	_____	41.		
42. Plumbing - backflow prevention	_____	42.		
Garage				
43. Roof structure and covering	_____	43.		
44. Wall structure and covering	_____	44.		
45. Overhead garage door	_____	45.		
46. Electrical outlets/fixtures/wiring	_____	46.		
47. Gas lines and valves	_____	47.		
48. Fire separation	_____	48.		
49. Heaters	_____	49.		
Miscellaneous				
50. Miscellaneous, including abandoned fuel tanks	_____	50.		
51. Sanitation	_____	51.		
Certification by licensed contractor				
52. Certification of the heating system required?	Y/N	_____	52.	
53. Certification of the water heater required?	Y/N	_____	53.	
54. Certification of the plumbing system required?	Y/N	_____	54.	
55. Certification of the electrical system required?	Y/N	_____	55.	
56. Certification of the structural system required?	Y/N	_____	56.	
57. List other certifications required:				

An immediate hazard as indicated in Section 14.420 of the *Bloomington City Code* was discovered and is identified herein. A Certificate of Compliance shall be issued by the City prior to occupancy by a new owner. "YES" must be indicated if **ANY item has been marked "Hazardous." "NO" must be indicated if **NO** item has been marked "Hazardous."**

Circle one. **YES** **NO**

I hereby certify that this evaluation was done in compliance with *Bloomington City Code Sec. 14.419* and the City of Bloomington Housing Standards and Evaluator Guidelines.

Evaluator's signature _____ Phone no. _____ Issue date: _____